

12161

1-12298

भारतीय गैर न्यायिक

पचास  
रुपये

रु.50



FIFTY  
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिमबंग पश्चिम बंगाल WEST BENGAL

F 032691

THIS INDENTURE made this 13<sup>th</sup> day of *December*, Two Thousand Ten BETWEEN SMT REKHA GHOSH wife of Late Sunil Ghosh by occupation Housewife by faith Hindu and residing at Paschim Para Chhoto Chandpur; Rajarhat Bishnupur - 2 No. Rajarhat North 24 Parganas - 700 135 ; (2) ANIL GHOSH ; AND (3) MADAN GHOSH both sons of Late Dharendra Nath Ghosh both by faith Hindu both by occupation Land holders and both residing at Part No. 202, Rajarhat Bishnupur - 2 ; North 24 Parganas ; (4) SOMNATH GHOSH ; AND (5) SOUMEN GHOSH both sons of Late Sunil Ghosh both by faith Hindu both by occupation Land holders and

v/c No 03743 Date 13/12/2010

J(1) 250/-  
J(2) 400/-  
650/-

Certify that the document is admitted to registration. The signature sheets and with the documents are the part of this document.

Addl District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

14 DEC 2010

63949

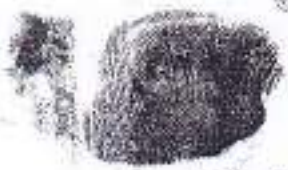
Form No.	
File No.	
Address	
Subscribed	
Registered	
Stamp	
24 JUN 2010	

ORCHID DEVELOPERS PVT. LTD.  
 12, Lal Bazar Street, 3rd Floor  
 Block 'C' Kolkata-700001

Licensed Stamp Vendor  
 C. M. MS Court  
 2, Bankhall St, Kolkata

ORCHID DEVELOPERS PVT. LTD.

*Basab Sanyal*  
 Authorized Signatory



7902

N.C

60501872



7903

N.C

*Amal Ghosh*



7904

N.C

*Madan Ghosh*



Addl District Sub-Registrar  
 Bidhan Nagar (Salt Lake City)

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both at present residing at Paschimpara Rajarhat Bishnupure 2 - No. Rajarhat ; District - North 24 Parganas (hereinafter jointly referred to as the 'VENDORS') (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their and each of their respective heirs, executors, administrators, Legal representatives and/or Assigns) of the **ONE PART AND M/S. ORCHID DEVELOPERS (PRIVATE) LIMITED**, a Company incorporated under the Companies Act, 1956 and having its Registered Office at No. 9/12, Lal Bazar Street, Kolkata - 700 001 (hereinafter referred to as the 'PURCHASER') (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors in office and/or nominee or nominees and/or assigns) of the **SECOND PART** .

WHEREAS it has been represented to and assured by the Vendors to Basab Dasgupta a representative of the purchaser as follows :-

- (a) The vendors are presently seized and possessed of and otherwise well and sufficiently entitled to as joint owners of ALL THAT divided and demarcated 8.67 Satak little more or less of land (equal to more or less 1/3<sup>rd</sup> share) situate on the North East side of the plot measuring 26 Satak of land out of 55 Satak land and comprised in C. S. Dag No. 002 corresponding to R. S. Dag No. 951 ; situate and lying at Mouza - Basina Gramme ; J. L. No. 31 ; Touzi No. 37, under C. S. Khatian No. 92 present Khatian No. 535 ; P. S. Rajarhat in the District of North 24 Parganas shown and delineated in Red in the map or plan annexed hereto and more particularly described in Schedule 'A' hereunder written (hereinafter referred to as the "said property") free from all encumbrances, charges, liens, attachments, claim demand, interruption, disturbance, hindrance Trust and all other liabilities whatsoever ;
- (b) That the title of the vendors in respect of the said property is good clear and marketable and that the said property and all portions thereof are free from all encumbrances, charges, claim demand liens, interruption, disturbance, hindrance, attachment trust and/or all other liabilities whatsoever and that save and except the vendors herein no one else is entitled, authorized and/or empowered to deal with the said property in any manner whatsoever ;
- (c) That neither the said property nor any part thereof is affected by the provisions of The West Bengal Thika Tenancy (Acquisition & Regulation) Act, 2001 or the erstwhile Calcutta Thika Tenancy (Acquisition & Regulation) Act, 1981 ;



CSA...CSA

7905 v.c



S...gh...

7906 v.c

Town - Mohdal -  
870 Lit Khagen die nalk Mohdal -  
Moligat, P.S. - New Town  
Kolkata - 700102  
B...



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- (d) That there is no impediment of any nature whatsoever by or under which the vendors are or may be prevented from selling or transferring the said property to the purchaser herein in terms hereof ;
- (e) That the said property is neither affected by any attachment including the attachment under any certificate case nor any proceedings have been started or pending at the instance of any other Government Authorities under the Public Demand Recovery Act or any other Acts whatsoever ;
- (f) That neither the said property nor any portion thereof is affected by any notice or scheme of alignment of the local Municipality, Kolkata Metropolitan Development Authority or the Improvement Trust or the Government or any other Public Body or Authority whatsoever nor any notice of acquisition or requisition or alignment under any Act has been published or issued by any Government or Semi Government Authorities ;
- (g) That the said property or any part thereof is not affected by or subject to any mortgage including mortgage by deposit of title deeds or anomalous mortgage under the Transfer of Property Act, nor with any charges or annuity, nor any right of residence nor maintenance under any testamentary disposition, settlement or other documents or under any law, nor by any trust resulting or constructive arising under any debutter name, benami transactions, or otherwise nor by any debutter, wakf, devpuja or devseva, nor any attachment including attachment before Judgment of any Court or Authority, nor any right of any person under any agreement or otherwise, nor any burden or obligation other than payment of Municipal Rates and Taxes, nor any restrictive covenant or any pre-emption agreement or any other encumbrance of any kind whatsoever nor by any decree or order including any injunction or prohibitory order ;
- (h) That the said property is not affected by any right of way, water, light, support, drainage or any other easement with any other property or portion of any such property ;
- (i) That the said property is not affected by any partition wall, common wall, drains, ways, paths or passages and that the vendors in uninterrupted exclusive and peaceful possession of the said property as absolute joint owners thereof ;
- (j) That the said property never vested in the Official Assignee or in the Receiver in Insolvency or any other Receiver ;



✓  
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- (k) That there is no legal bar or impediment or any other difficulty in the Vendors' selling the said property to the purchaser herein in terms hereof ;
- (l) That no suit or appeal or any litigation is pending in any court by any person against the vendors or their predecessors in title relating to the said property or the said plot ;
- (m) That the said property is under the Vendors' Khas possession and that there is no bargadar or bhagchasi in the said property or any part thereof ;

AND WHEREAS relying on the aforesaid representations made and assurances given by the Vendors to the Purchaser as aforesaid and believing the same to be true and correct and acting on the faith thereof, the purchaser has agreed to purchase the said property from the Vendors absolutely and forever, free from all encumbrances, liens, interruptions, disturbance, hindrance, trust, attachment, claim, demand, charges and/or other liabilities of whatsoever nature at or for a total consideration of Rs. 7,00,000/- (Rupees Seven lacs) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the said sum of Rs. 7,00,000/- (Rupees Seven lacs) only of good and lawful money of the Union of India well and truly paid by the purchaser to the Vendors on or before the execution of these presents (the receipt whereof, the Vendors doth hereby as well as by the receipt hereunder written admit and acknowledge and of and from the payment of the same and every part thereof doth hereby acquit, release and for ever discharge the purchaser as also the "said property" hereby conveyed and transferred), the vendors doth hereby indefeasibly grant sell transfer convey assign and assure unto the purchaser free from all encumbrances, charges, liens, trust, claim demands, liabilities and/or attachment whatsoever the said property more particularly described in Schedule 'A' hereunder written OR HOWEVER OTHERWISE the said property now is or at any time or times heretofore was or were situated butted bounded called known numbered described and distinguished TOGETHER WITH all structure yards, court yards, areas, garden, fences, path, wall, passages, ways and water connections as also, sewers, drains, ditches, hedges, bushes, easements, water, water courses and appurtenances

whatsoever and the full benefits and advantages of the former and ancient and other light, right, liberties, easements, quasi easements, privileges, appurtenances, emoluments, appendages whatsoever relating to the said property more fully described in Schedule 'A' hereunder written and hereby granted, transferred, conveyed, assigned and assured or any part or portion thereof belonging or in any way appertaining or with which the same or any part thereof now is or at any time or times heretofore was usually held used occupied or enjoyed, accepted, deemed, taken or known as part, parcel or member thereof or reputed to belong or be appurtenant thereto AND all the reversion or reversions, remainder or remainders and the rent, issues and profits thereof and every part or portion thereof and all the estate right title interest inheritance use trust possession property claim and demand whatsoever both at law and in equity of the vendors and/or their ancestors or "predecessor in title" into and upon and in respect of the said property more fully described in Schedule 'A' hereunder written TOGETHER WITH all deeds pattahs muniments writings and other evidences of title whatsoever which in any way relate exclusively to the said property or any part thereof and which now is or at any time or times hereafter shall or may be in the control power possession or custody of the vendors or any person or persons from whom the vendors can or may procure the same without any suit or action at Law or in equity TO HAVE AND TO HOLD the said property more fully described in Schedule 'A' hereunder written and every portion thereof which is hereby sold granted transferred conveyed or expressed or intended so to be unto and to the use of the purchaser absolutely and for ever and free from all encumbrances, liens, trusts, attachment, claim, demands, charges and liabilities whatsoever.

AND the Vendors doth hereby covenant with the purchaser as follows :-

- (a) That notwithstanding any act deed matter or thing whatsoever heretofore done committed or knowingly suffered by the vendor to the contrary, the vendors are lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said property more fully





*[Signature]*  
Addl. District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

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*[Signature]*  
Addl. District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

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described in Schedule 'A' hereunder written and hereby granted conveyed transferred assigned sold and assured as absolute and indefeasible estate or an estate equivalent or analogous thereto and free from all encumbrances, liens, charges, demands trusts and/or attachment whatsoever ;

- (b) That the vendors have full power and absolute authority and indefeasible right to grant convey transfer assign and sell the said property more fully described in Schedule 'A' hereunder written unto and to the use of the purchaser in the manner aforesaid and according to the true intent and meaning of these presents ;
- (c) That it shall be lawful for the purchaser at all times hereafter peaceably and quietly to enter upon and to hold occupy possess and enjoy the said property and to receive the rent, issues and profits thereof without any lawful eviction interruption disturbance hindrance claim or demand whatsoever from of or by the vendors or from any person or persons having or lawfully or equitably claiming any estate right title and interest whatsoever in respect of the said property from under through or in trust for the vendors and that the purchaser shall be absolutely acquitted, exonerated and forever discharged or otherwise well and sufficiently indemnified or kept harmless against all charges and encumbrances whatsoever made done executed or occasioned by the vendors or their ancestors or "predecessors in title" ;
- (d) AND FURTHER THAT the vendors and all persons having or lawfully or equitably claiming any estate right title or interest whatsoever in the said property or any part thereof from through under or in trust for the vendors or from or under their ancestors or predecessors in title shall and will from time to time and at all times hereafter at every request and cost of the purchaser do make acknowledge and execute or cause to be done made, acknowledged and executed all such further or other acts deeds things and assurances whatsoever for further better and more perfectly assuring the



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said property hereby sold transferred conveyed assigned or assured unto and to the use of the purchaser in the manner aforesaid as shall or may from time to time be required ;

(e) The vendors shall or will at all times hereafter at every request and cost of the purchaser, produce to the purchaser the deeds and writings which are in her custody or power evidencing the vendors' title to the said property and also furnish to the purchaser copies of or extract from the said deeds and/or writings ;

The Schedule 'A' above referred to :-

ALL THAT the divided and demarcated portion of the plot (Sahi land) containing by estimation an area of about 8.67 Satak of land be the same a little more or less (equal to more or less 1/3<sup>rd</sup> share of plot measuring 29 Satak of land) situate on the North East side and comprised in Mouza - Basina Gramme ; J. L. No. 31 ; T. No. 37 ; under Present Khatian No. 535 ; C. S. Dag No. 602 ; R. S. Dag No. 951 ; P. S. Rajarhat in the District of North 24 Parganas and shown and demarcated in Red in the Map or Plan annexed hereto and butted and bounded in the manner follows :-

North by - R. S. Dag Nos. 948 & 949 ;  
South by - Part of R. S. Dag No. 951 ;  
East by - R. S. Dag No. 950 ; and  
West by - Part of R. S. Dag No. 951 .

OR HOWSOEVER, otherwise the said property is know numbered described and/or distinguished.

IN WITNESS WHEREOF the vendors abovenamed have hereunto set and subscribed their respective hand and seal on the day month and year first above written.

SIGNED SEALED AND DELIVERED by the abovenamed VENDORS at Kolkata in the presence of :

Tarun Mohapatra  
Moris gat Kol-102

CA 21758723  
Anil Ghosh  
Madan Chatterjee  
CA 21758723  
Sudhakar Ghosh



Addl. District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

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RECEIPT

Amount

RECEIVED of and from the within named Purchaser  
the within mentioned sum of Rs. 7,00,000/-  
(Rupees Seven lacs) only towards the full  
payment of the total Consideration money as per this  
Deed as per memo written herein below.

Rs. 7,00,000/-

Total Rs. 7,00,000/-

(Rupees Seven lacs) only.

MEMO OF CONSIDERATION

Paid in Cash \_\_\_\_\_  
Paid by Pay Order nos. 551551; 551552 &  
551553 all dated 02/11/2010 of Rs. 1,50,000/-  
each, all drawn on The Federal Bank Ltd,  
Kolkata.

Amount

2,50,000/-

4,50,000/-

7,00,000/-

(Rupees Seven lacs) only.

Witness:

N. K. Patni  
Solicitor & Advocate  
60rd Postoffice  
Kolkata 700001.

CA 21/5/21

Abul Ghosh

Mulani Akash

DA 21/5/21

Suman Ghosh

Verifiers

Tarun Mondal  
Maha got Kal- 102

Drafted by :

N. K. Patni

Mr. N. K. Patni,  
Advocate.



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Addl District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

13 DEC 2010



**SITE PLAN PART OF R.S. DAG NO -951, AT MOUZA -  
 BASINA, J. L. NO - 31, R. S. NO. - 53, L. R. KH. NO - 435  
 P.S. - RAJARHAT, DIST-NORTH 24 PARGANAS  
 (UNDER RAJARHAT-BISHNUPUR II GRAM PANCHAYET)**

SCALE = 40' = 1" (IN)



**VENDORS -**

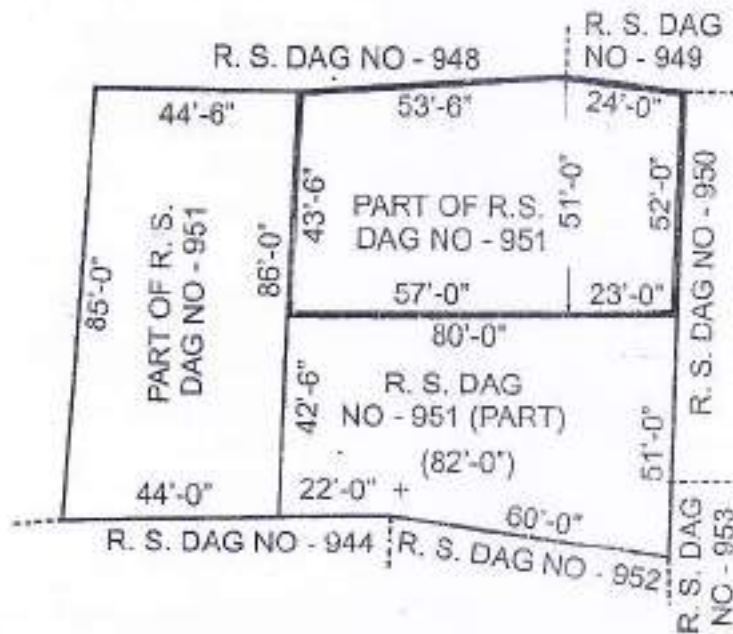
1. SRI ANIL KUMAR GHOSH
2. SRI MADAN GHOSH
3. SMT. REKHA GHOSH
4. SRI SOMNATH GHOSH
5. SRI SOUMEN GHOSH

**VENDEE -**

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*Handwritten signatures:*  
 Anil Ghosh  
 Madan Ghosh  
 Smt. Rekha Ghosh  
 Somnath Ghosh

SIG. OF VENDORS

**AREA STATEMENT**

R.S. DAG NO -	DC
951(PART)	(0.0867)

(IN RED COLOUR)

*Handwritten:* 21/07/20

DRAWN BY



Addl District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

13 DEC 2010



**Government Of West Bengal**  
Office Of the A. D. S. R. BIDHAN NAGAR  
District:-North 24-Parganas

**Endorsement For Deed Number : I - 12249 of 2010**  
(Serial No. 12161 of 2010)

**On**

**Payment of Fees:**

**On 13/12/2010**

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 18.00 hrs on :13/12/2010, at the Private residence by Basab Dasgupta , Claimant.

**Admission of Execution(Under Section 58,W.B.Registration Rules,1962)**

Execution is admitted on 13/12/2010 by

1. Rekha Ghosh, wife of Lt Sunil Ghosh , Paschim Para Chhoto Chandpur, Thana-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : House wife
2. Anil Ghosh, son of Lt Dharendra Nath Ghosh , Part No 202 Rajarhat Bishnupur 2, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Others
3. Madan Ghosh, son of Lt Dharendra Nath Ghosh , Part No 202 Rajarhat Bishnupur 2, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Others
4. Somnath Ghosh, son of Lt Sunil Ghosh , Paschimpara R Bishnupure 2, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Others
5. Soumen Ghosh, son of Lt Sunil Ghosh , Paschimpara R Bishnupure 2, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Others
6. Basab Dasgupta  
Authorised Signatory, Orchid Developers Pvt Ltd, 9/12 Lal Bazar St, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 ,  
, By Profession : Others  
  
Identified By Tarun Mondal, son of Lt Khagendra Nath Mondal, Mohisgot, Kolkata, Thana:-New Town, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700102 , By Caste: Hindu, By Profession: Business.

( Debasish Dhar )  
ADDITIONAL DISTRICT SUB-REGISTRAR

**On 14/12/2010**

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23.4 of Indian Stamp Act, 1899 also under section 5 of West Bengal Land Reforms Act, 1955: Court fee stamp paid Rs.10/-

**Payment of Fees:**

Amount By Cash



*(Signature)*  
Addl District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

( Debasish Dhar )  
ADDITIONAL DISTRICT SUB-REGISTRAR  
EndorsementPage 1 of 2



Government Of West Bengal  
Office Of the A. D. S. R. BIDHAN NAGAR  
District:-North 24-Paraganas

Endorsement For Deed Number : I - 12249 of 2010  
(Serial No. 12161 of 2010)

Rs. 7703/-, on 14/12/2010

( Under Article : A(1) = 7689/- ,E = 14/- on 14/12/2010 )

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-700000/-


Certified that the required stamp duty of this document is Rs.- 35020 /- and the Stamp duty paid as: Impressive Rs.- 50/-

**Deficit stamp duty**

Deficit stamp duty Rs. 35000/- is paid 16470013/12/2010 State Bank of India, BIKASH BHVN GOVT CMPL, received on 14/12/2010

( Debasish Dhar )  
ADDITIONAL DISTRICT SUB-REGISTRAR



  
Addl District Sub-Registrar  
Bidhan Nagar (Salt Lake City)  
( Debasish Dhar )  
ADDITIONAL DISTRICT SUB-REGISTRAR












14 DEC 2010

SIGNATURE OF THE  
PRESENTANT/  
EXECUTANT/SELLER/  
BUYER/CAJMENT  
WITH PHOTO









# UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX-SMALL TO THUMB PRINTS

R.H. BOX- THUMB TO SMALL PRINTS

 <i>Anil Ghosh</i>	LH.					
	RH.					

ATTESTED :- *Anil Ghosh*

 <i>CAJMENT</i>	LH.					
	RH.					

ATTESTED :- *CAJMENT*

 <i>Saumen Ghosh</i>	LH.					
	RH.					

ATTESTED :- *Saumen Ghosh*



Addl District Sub-Registrar  
Bishan Nagar (Salt Lake City)

13 DEC 2010

SIGNATURE OF THE  
PRESENTANT/  
EXECUTANT/SELLER/  
BUYER/CAJMENT  
WITH PHOTO

# UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX-SMALL TO THUMB PRINTS  
R.H. BOX- THUMB TO SMALL PRINTS

 CSANAR CSAR	LH.					
	RH.					

ATTESTED :- CSANAR CSAR

 Mankam Sahasr	LH.					
	RH.					

ATTESTED :- Mankam Sahasr

 Basab Sargupta	LH.					
	RH.					

ATTESTED :- Basab Sargupta



Addl. District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

13 DEC 2010



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 19  
Page from 7284 to 7299  
being No 12249 for the year 2010.



*[Handwritten signature]*

(Debasish Dhar) 14-December-2010  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. BIDHAN NAGAR  
West Bengal